



Snowdrop Crescent  
Launceston | Cornwall



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Located within a popular residential development is this attached modern house with 3 bedroom (1 ensuite). The accommodation is well presented throughout with a generous sitting room and open plan kitchen/dining room. There is an enclosed south facing rear garden plus a single garage and parking space.

You enter the home into a welcoming porch perfect for shoes and coats that leads into a hallway with a useful ground floor WC. The sitting room is dual aspect with sliding patio doors into the rear garden. Across from the sitting room is the open plan kitchen/dining room. The dining area is front aspect with plenty of room for a dining table. Beyond here is the kitchen area with a range of modern eye and base level units together with integrated appliances. A window and doors open out into the rear garden.

Off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a range of built in wardrobes. A further door leads into a very useful en suite shower room. Bedroom 2 is another front aspect double bedroom enjoying a glimpse towards nearby open countryside. Finally bedroom 3 is a rear aspect single bedroom overlooking the rear garden. The family bathroom has been refitted and has a contemporary feel with modern wall tiles and flooring. Off the landing is an airing cupboard with shelves.

In front of the property is a small low maintenance garden either side of the path taking you to the front door. A short walk away from the property is a single garage with a parking space in front which is located under a neighbouring coach house. Adjoining the kitchen and sitting room is a large paved patio ideal for outside dining, with waterproof socket and outside tap. Beyond here is an area of lawn with a wooden garden shed benefiting from power and light. A separate pedestrian gate leads into the enclosed rear garden.





## Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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## Entrance Hallway

## Living Room

17'0" x 9'5" (5.19m x 2.88m)

## Kitchen/Dining Room

16'10" x 8'11" (5.14m x 2.73m)

## Kitchen Area

8'9" x 8'1" (2.68m x 2.48m)

## Dining Room

8'11" x 8'6" (2.73m x 2.60m)

## W/C

5'2" x 2'11" (1.58m x 0.90m)

## First Floor Landing

## Bedroom 1

11'4" x 9'2" (3.46m x 2.80m)

## En-suite

9'1" max x 2'11" (2.78m max x 0.90m)

## Bedroom 2

10'0" x 9'3" (3.05m x 2.83m)

## Bedroom 3

9'7" x 6'9" (2.94m x 2.06m)

## Bathroom

6'9" x 6'8" (2.08m x 2.04m)

## Garage

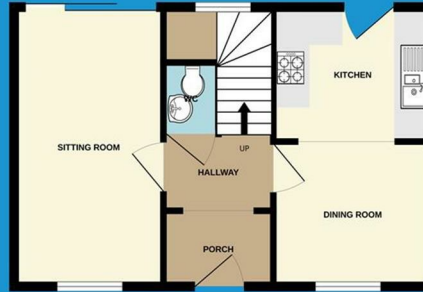
18'0" x 8'10" (5.49m x 2.71m)

## Services

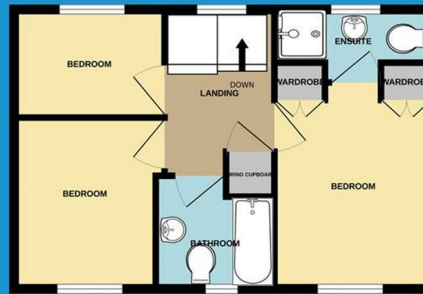
Mains electricity, water, gas and drainage.

Council Tax Band C.

Ground Floor

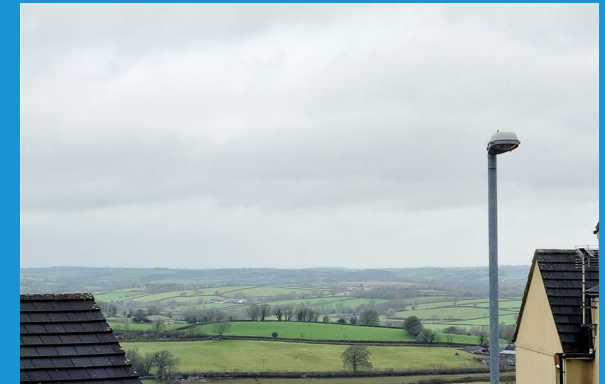


First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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